112.0	0003	0002.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	976,600 /	976,600
					USE VALUE:	976,600 /	976,600
					ASSESSED:	976,600 /	976,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		PHILEMON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VERMILYA SCOTT C--ETAL
Owner 2:	VERMILYA DANA S WENDT
Owner 3:	
Street 1:	28 PHILEMON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .36 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Wood Shingle Exterior and 2004 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15691.000	353,100		623,500	976,600
Total Card	0.360	353,100		623,500	976,600
Total Parcel	0.360	353,100		623,500	976,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.33 | /Parcel: 487.33

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71013
GIS Ref	
GIS Ref	
Insp Date	07/07/16

!8671!

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0003-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	353,100	0	15,691.	623,500	976,600		Year end	12/23/2021
2021	101	FV	343,200	0	15,691.	623,500	966,700		Year End Roll	12/10/2020
2020	101	FV	343,200	0	15,691.	623,500	966,700	966,700	Year End Roll	12/18/2019
2019	101	FV	267,000	0	15,691.	614,600	881,600	881,600	Year End Roll	1/3/2019
2018	101	FV	267,000	0	15,691.	472,100	739,100	739,100	Year End Roll	12/20/2017
2017	101	FV	267,000	0	15,691.	445,400	712,400	712,400	Year End Roll	1/3/2017
2016	101	FV	263,000	0	15,691.	409,700	672,700	672,700	Year End	1/4/2016
2015	101	FV	257,000	0	15,691.	383,000	640,000	640,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:42:51

LAST REV

Date	Time
10/28/16	08:19:43
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8671

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1069-92		5/1/1990		188,500	No	No		Y

USER DEFINED

Prior Id # 1:	71013
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2016	653	Insulate	1,449					INSULATE
3/15/2016	300	Wood Dec	100,000					wrap around deck
6/8/1993	245		30,000					30X36 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
7/7/2016	Meas/Inspect	DGM	D Mann
3/3/2009	Measured	189	PATRIOT
3/11/2000	Inspected	276	PATRIOT
2/3/2000	Measured	264	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15691		Sq. Ft.	Site		0	70.	0.57	6									623,512						623,500	

Total AC/HA:	0.36022	Total SF/SM:	15691	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	623,512	Spl Credit		Total:	623,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17395210
Const Adj.:	0.99989998
Adj $ / SQ:	152.599
Other Features:	123000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479742
Depreciation:	126652
Depreciated Total:	353090

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	

REMODELING

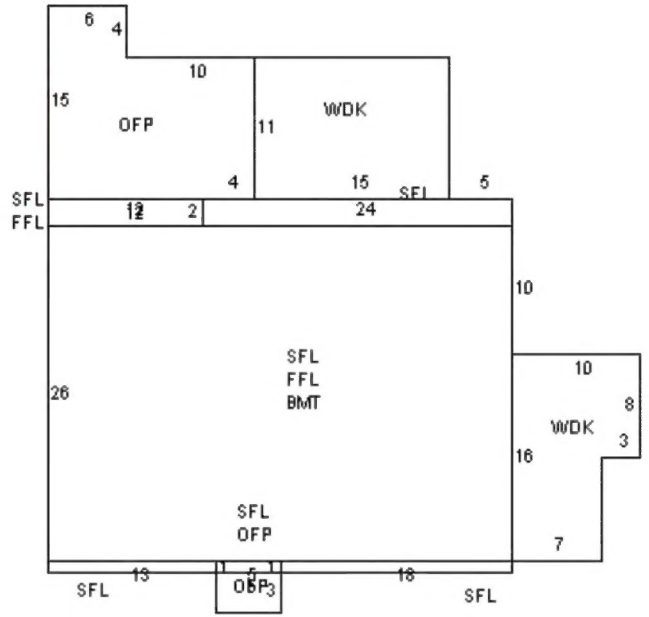
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M

Totals		
1	8	4

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	152.60
Special Features:	0	Val/Su Net:	102.02
Final Total:	353100	Val/Su SzAd	176.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,044	152.600	159,313
FFL	First Floor	960	152.600	146,495
BMT	Basement	936	45.780	42,850
WDK	Deck	301	9.320	2,806
OFP	Open Porch	220	24.000	5,279

Net Sketched Area:	3,461	Total:	356,743
Size Ad	2004	Gross Area	3461	FinArea	2004
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0003-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc